

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 26, 2024

1:30 PM

CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER, ROOM 1E07

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on March 26, 2024 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

Order of Business

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Questions from Members
- e. Consideration of dockets
- f. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- g. Adjournment

Minutes

1. Adoption of the minutes of the March 12, 2024 meeting

Business

2. **Zoning Docket 031/24**
Applicant(s): Valentine Franz, III
Request: Conditional use to permit a wireless telecommunications tower exceeding 65' in height in an MU-2 High Intensity Mixed-Use District

Property description: Square 558, Lot A or Pt. Lot 8 and Lot B or Pt. Lot 8, in the First Municipal District, bounded by Perdido Street, Gravier Street, South Rocheblave Street, and South Tonti Street

Municipal Address(es): 2429 Perdido Street

3. **Zoning Docket 032/24**

Applicant: Kundan and Venna Louisiana, LLC

Request: Conditional use to permit a motor vehicle service and repair facility (minor) in an MU-1 Medium Intensity Mixed-Use District and an HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 603, Lots X, Y, and Z, in the First Municipal District, bounded by Tulane Avenue, South Broad Street, Baudin Street, and South White Street

Municipal Address(es): 2701-2717 Tulane Avenue

4. **Zoning Docket 033/24**

Applicant(s): J & R Investment Group, LLC

Request: Conditional use to permit a wireless telecommunications tower exceeding 125' in height in a BIP Business-Industrial Park District

Property description: Square D, Lot 3, New Orleans East Industrial Center Subdivision, in the Third Municipal District, bounded by Michoud Boulevard, Chef Menteur Highway, and Old Gentilly Road

Municipal Address(es): 4201 Michoud Boulevard

5. **Subdivision Docket 018/24**

Applicant(s): Restoration Temple Evangelistic Church

Proposal: Resubdivide Lots 10 & 11, into Lot X-1-A

Property description: Square 545/584, Third Municipal District, bound by Urquhart Street, Deslonde Street, North Villere Street, and Tennessee Street

Address(es): 4917 Urquhart Street and 4912 North Villere Street

6. **Subdivision Ratifications**

This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.

7. **Firearm Sales Study**

Request by Motion No. M-23-163 for the City Planning Commission, in conjunction with the City Attorney, to conduct a study and make recommendations regarding the addition of Firearm Sales as a use separate and distinct from Retail Goods Establishments and to make recommendations regarding potential zoning changes that would prohibit the sale of firearms within 1,000 feet of Education Facilities.

2022-2023 MASTER PLAN FUTURE LAND USE MAP AMENDMENT REQUESTS

THE PARTICULAR LOCATION OF EACH FLUM REQUEST CAN BE FOUND HERE:

[HTTPS://NOLA.GOV/NEXT/CITY-PLANNING/TOPICS/PROPOSED-MASTER-PLAN-AMENDMENT-MAPS/](https://nola.gov/next/city-planning/topics/proposed-master-plan-amendment-maps/)

PLANNING DISTRICT 9 FLUM AMENDMENTS

8. **PD 9-19** – A request by the Mayor’s Office to change the Future Land Use Map Designation from General Commercial and Neighborhood Commercial to Mixed Use Medium Density.
9. **PD 9-20** – A request by the Mayor’s Office to change the Future Land Use Map Designation from General Commercial to Mixed Use High Density.
10. **PD 9-21** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Neighborhood Commercial and General Commercial to Mixed-Use Medium Density.
11. **PD 9-22** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Neighborhood Commercial and General Commercial to Mixed-Use Medium Density.
12. **PD 9-23** – A request by Council District E to change the Future Land Use Map Designation from Residential Post-War Low Density to Mixed-Use Low Density.
13. **PD 9-24** – A request by the Council District E to change the Future Land Use Map Designation from Residential Single-Family Post War to Mixed-Use Medium Density.
14. **PD 9-25** – A request by Council District E to change the Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density.

PLANNING DISTRICT 10 FLUM AMENDMENTS

15. **PD 10-01** – A request by the City Planning Commission to change the Future Land Use Map Designation from Neighborhood Commercial to Industrial.
16. **PD 10-02** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Planned Development Area to Industrial or Mixed-Use Medium Density.
17. **PD 10-03** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Planned Development Area to Mixed-Use Medium Density.
18. **PD 10-04** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Medium Density.

